

October 5, 2011

Item # 9.F.

CITY OF HALLANDALE BEACH, REGULAR CITY COMMISSION MEETING

Date: September 14, 2011

Director's Name: Rebecca Munden Correa

Department: Parks and Recreation

Subject: A Resolution of the City of Hallandale Beach, Florida, Authorizing the Submittal of a Response to the Request for Proposal for the Purchase of the Hallandale Beach Post Office Property Located at 500 South Federal Highway and Authorizing the City Manager to Negotiate the Purchase of said Property under the First Right of Refusal as Set Forth in the Property's Warranty Deed. BP#012/08.

Information

Requested Action

MOTION TO ADOPT

A Resolution of the City of Hallandale Beach, Florida, Authorizing the Submittal of a response to the Request for Proposal for the purchase of the Hallandale Beach Post Office property located at 500 South Federal Highway and authorizing the City Manager to negotiate the purchase of said property under the first right of refusal as set forth in the property's warranty deed and to execute the necessary agreements to implement the project, including the establishment of appropriate accounts.

Why Action is Necessary

Pursuant to Chapter 23, Article III of the City of Hallandale Beach Code of Ordinances, purchases in excess of \$50,000 require City Commission approval.

What Action Accomplishes

Authorizes the City Manager to negotiate and complete the acquisition of 500 South Federal Highway in the best interest of the City and its residents as part of the Recreation and Open space element of the City's Comprehensive Plan.

Is this Action Goal Related

This action specifically addresses the Strategic Priorities of:

Livable Community by providing a community where quality, affordable leisure and educational opportunities and activities are provided.

To: Mark Antonio, City Manager
From: Rebecca Munden Correa
Re: Resolution RE: US Postal Service
Date: September 19, 2011

Excellence in Government by ensuring that local government is accountable, accessible and transparent in its operations; communicates effectively both internally and externally; values and supports community input and participation; and is effective in its management of tangible assets and fiscal responsibilities.

Environmental Sustainability by enhancing the quality of life of residents and visitors by protecting natural resources, environment, landscapes, tree canopy, heritage sites and planning for the conservation of these assets.

Previous Action Taken

In May of 2007 the City Commission authorized the City Manager to negotiate the purchase of a mobile home property located adjacent to Bluesten Park to expand the park in accordance with the City's adoption of the City Wide Master Plan which provides for additional park space.

In September of 2007, the City completed negotiations for the purchase of the property at 601 Old Federal Highway (the Cornerstone Property). The parties agreed to a purchase price and on September 6, 2007 the City and the Sellers entered into a Vacant Land Purchase Contract. On September 7, 2007 the City closed on the property. This purchase was done in conjunction with the closing on the properties located at 500 Old Federal Highway and 600 Old Federal Highway which occurred on the same day. These three properties were all purchased as part of the overall plan to expand Bluesten Park.

In April of 2011 the City Commission approved a resolution authorizing a grant application for the Parks and Open Space Florida Forever Grant through the Florida Communities Trust for the purchase of the Hallandale Beach Post Office property located at 500 South Federal Highway with the inclusion of the following language "WHEREAS, the present Community Facilities zoning on the property is supported by the City Commission, and the City Commission supports a continuation of the present zoning and would not support any change which would cause the subject property to be used for a purpose other than as listed in the present Community Facilities zoning category."

On July 18, 2011, the United States Postal Service released a Request for Proposal for the post office property located at 500 South Federal Highway.

On August 29, 2011, the City of Hallandale Beach sent a letter to the United States Post Office advising of the City's right of first refusal on the property according to the Warranty Deed.

In September of 2011, the City Commission authorized the City Manager to prepare a response to the Request for Proposals dated July 18, 2011, released by the United States Postal Service, and to bring back for consideration and approval by the City Commission.

Summary Explanation/Background

STAFF RECOMMENDS APPROVAL OF THE ABOVE MOTION

The preservation of green space, including parks, open space, beaches and natural areas, is an important factor in creating livable communities.

To: Mark Antonio, City Manager
From: Rebecca Munden Correa
Re: Resolution RE: US Postal Service
Date: September 19, 2011

As stated in the City's Comprehensive Plan Open Space Element, the acquisition of the additional land would greatly enhance our parks system as well as add needed acreage to the future Bluesten Park design.

Acquiring the Hallandale Beach Post Office property will increase the size of Peter Bluesten Park from 16.96 acres to 26.06 acres, adding 9.1 acres of Open Space to the community. Currently the City has 63.61 existing acres of public parks and open space, and 134.6 acres of public waterways, providing a total of 198.21 acres of recreational land for City residents. The addition of this property would increase the land acreage to 72.71 acres and the total acreage including waterways to 207.31 acres. This addition of park space will help the City meet the needs for open space based on projections of future City populations.

The site would be incorporated within the Parks Master Plan for the redevelopment of Peter Bluesten Park.

The City has been in contact with representatives from the Post Office and has ordered and received an appraisal of this site with an estimated value of \$6,500,000.

Under the Warranty Deed the City has the Right of First Refusal. This means that the City would have the right of first refusal to purchase the property by matching any offer submitted to the Post Office. The City will have 10 days after receiving notice of the existence of an offer to purchase the property for the same offer. Submission of the RFP will not waive this right.

The property is part of the original Ananberg Tract which also includes City Hall and the Library. The property is zoned a Community Facility District by the City of Hallandale Beach. The purpose and intent of the District is to provide suitable sites for the development of community facilities of both public and quasi-public nature serving surrounding residential neighborhoods in the areas consistent with the City's Comprehensive Land Use Plan. Permitted uses are cemeteries, houses of worship, day care centers, government administration buildings, hospitals, initial care units, libraries, museums and art galleries, nursing homes, parks and playgrounds and other public recreation areas, police and fire stations, public works facilities, utility substations, transportations facilities, other public facilities, parking lots, other uses which are similar in nature to the uses permitted above. Any other future uses by a developer would require the property to be re-zoned.

This site lies within the 100-year flood zone. Acquiring this site would be an excellent chance to preserve a flood prone property by creating open space through flood mitigation.

As part of any negotiations with the United States Post Office to acquire the property, the Post Office wants the purchaser of the property to construct a fee simple property (the city is to construct a post office as per RFP stipulations and turn ownership of site and parking area over to United States Postal Service) on site or within ½ mile of site with 11,390 square feet of facility and 117 parking spaces on approximately 2 acres of land as per the Request for Proposal package.

Staff has researched 3 possible options for a land swap and new postal facility to meet the requirements of the RFP. Option #1 will place the new postal facility on its current site located in the southeast portion of the property with access from Federal Highway. Option #2 will place the new postal facility on the western portion of the current Bluesten Park property with access from Dixie Highway. Option #3 would place the new postal facility on the current site of the Cultural Community Center with access from

To: Mark Antonio, City Manager
From: Rebecca Munden Correa
Re: Resolution RE: US Postal Service
Date: September 19, 2011

Southeast 3rd Street. All three options would have the same construction costs, land value and site preparation costs.

Fiscal Impact

Fiscal Impact/Cost Summary:

Total estimated costs for the acquisition of this land is \$6,904,000 which includes appraisal fees, surveys, title reports and audits, environmental audits, closing costs, and other associated fees.

Initial funding for the land acquisition would come from Parks Master Plan/Improvements Project 086302 if approved.

Attachments

- Exhibit 1 Request for Proposal by Post Office
- Exhibit 2 Letter from City Advising of City's Right of Refusal
- Exhibit 3 Warranty Deed
- Exhibit 4 Resolution
- Exhibit 5 City's Response to Request for Proposal
- Exhibit 6 Option 1 Site Plan
- Exhibit 7 Option 2 Site Plan
- Exhibit 8 Option 3 Site Plan

Prepared by: Bob Williams
Assistant Director, Parks &
Recreation Department